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For vesting certain Lands and Hereditaments in the Parish of *Warfield*, in the County of *Berks*, with the Appurtenances, in *John Hart Cotton*, of *Warfield*, aforefaid, Esq. and for settling and assuring in Lieu thereof, a Rent-charge of greater Value, to be issuing out of Part of the said Lands and Hereditaments; and also, out of a Capital Messuage and Lands in the said Parish of *Warfield*, and in the Parish of *Binfield*, in the same County, or one of them, belonging to the said *John Hart-Cotton*, for the Purposes in the Act mentioned.

\*\*\*\*\***W**HEREAS the Mayor, Bailiffs, and Burgeses of the Borough of *New Windsor*, in the County of *Berks*, are seized in their Demesne as of Fee of and in four Tenements, with a Garden thereto adjoining, in *New Windsor* aforefaid, in a Street there called *Sheet-Street*; in Trust, and for the Use, Intent, and Purpose, that they, the said Mayor, Bailiffs, and Burgeses, and their Successors, may from Time to Time choose Eight poor Persons, as well Women as Men, to inhabit therein; and, upon Defect of such Choice, the Church Wardens of the Parish of *New Windsor* aforefaid, to elect them.

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And



**And whereas,** the said Mayor, Bailiffs, and Burgesſes, are alſo ſeized in their Demefne as of Fee of and in fourteen Acres of Paſture and Wood-Ground, called *Butter-ſteaks*; three Acres and an Half of Arable Land in *Church-Field*; two Acres of Wood-Ground, called *Scotts Grove*; one Acre of Arable Land in a Field called *Pidwell*, and one Parcel of Meadow Ground lying at *Stakes*, ſituate, lying and being in the Pariſh of *Warfield*, in the ſaid County of *Berks*, for the Uſe and Support of the ſaid four Alms-houſes or Tenements, in *Sheet-Street*, aforeſaid.

**And whereas,** by Indenture, bearing Date the Firſt Day of *December*, which was in the Year of our Lord One Thouſand Seven Hundred and Forty-one, and made, or mentioned to be made, between the Mayor, Bailiffs and Burgesſes of the Borough of *New Windſor* aforeſaid of the one Part, and *Thomas Hart*, of *Warfield*, in the County of *Berks*, aforeſaid, Eſq. (Son and Executor of the Honourable *John Hart*, then late of *Warfield*, aforeſaid, Eſq. deceased) of the other Part; as well for, and in Conſideration of his, the ſaid *Thomas Hart*, ſurrendering up to them the ſaid Mayor, Bailiffs, and Burgesſes, a former Leaſe granted by them to the ſaid *John Hart*, deceased, dated the Eighth Day of *November*, which was in the Year of our Lord One Thouſand Seven Hundred and Thirty-fix, of the ſaid Premiffes, for the Term of Twenty-one Years; as alſo, for and in Conſideration of the yearly Rent and Covenants therein reſerved and mentioned, on the Part and Behalf of the ſaid *Thomas Hart*, his Executors, Adminiſtrators and Aſſigns, to be paid, performed and kept; the ſaid Mayor, Bailiffs, and Burgesſes, by and with their whole common Conſent and Agreement, did demiſe unto the ſaid *Thomas Hart*, the ſaid Premiffes, by the following Deſcription: (that is to ſay) all that Cloſe, or Parcel of Arable Land, containing by Eſtimation Ten Acres, be the ſame more or leſs; and all that Cloſe or Parcel of Meadow Ground, lying within, or at the lower End of the ſaid firſt mentioned Cloſe, containing by Eſtimation Two Acres, more or leſs; and all that Coppice, or Parcel of Coppice Ground, lying and adjoining next to the ſaid Cloſes, containing by Eſtimation Two Acres, more or leſs; which ſaid Premiffes are lying, and being, and do contain together by Eſtimation Fourteen Acres, be the ſame more or leſs, and are called or known by the Name of *Butter-Stakes*, in *Warfield* aforeſaid; and abut upon the Common, or Green there



there called *Beard's Green*, on the East Part, and the Land then of the Widow *Ford*, and Land of the then late *Henry Grey*, Esq. deceased, on the South-East and South Parts; and on the Land then of *John Baker*, Gentleman, on the West, North and North-East Parts, a Plan of which is annexed to the said Lease; and all those Three Acres and an Half of Land, lying and being in the common Field in *Warfield* aforesaid, called *Church-Field*, and in a Vere there next *West-Hatch* Gate, called *Shacroft-Veer*, and abutting on the common Mead, there called *Breach-Mead*, on the East Part; one Half Acre whereof lies near to *West-Hatch* Gate aforesaid, and between the Land of the said late *Henry Grey*, deceased, on the South, and the Land then of *Robert Lee*, Esq. on the North, and abuts on the common Road there on the West; and one other Acre whereof lies between the Land of the said late *Henry Grey*, on the South, and the Land then of *John Terry*, North, and abuts on the Land then of the Widow *Ford*, called *West-Hatch Close*, on the West Part; and one other Acre thereof lies between the Land of the said late *Henry Grey* on the South and North, and abuts on *West-Hatch Close* West; and the other Acre thereof, with a small Lot-Piece, lies between the Land of the said late *Henry Grey*, South, and the Church-Way there on the North, and abuts on the Coppice, therein and herein after mentioned, on the West; and also, all that one Acre more of Land, lying in the common Field there, called *Pidwell*, and next to the said Coppice, therein and herein after mentioned, on the South; the Land then of the Widow *Graves* on the North and West Parts, and the Church-Way, and several Persons' Lands on the East Part; and also, all that the said Coppice or Parcel of Wood-Ground, containing by Estimation Two Acres, more or less, called or known by the Name of *Scotts Grove*, or *Pidwell Coppice*, and abutting on the said Close, called *West-Hatch Close*, on the South, and on the said common Fields called *Church-Field* and *Pidwell-Field*, on the West, North, and East Parts; and also, all that Half Acre of Meadow Ground, lying and being in the said Mead, called *Breach-Mead*, at a Place there called *Stakes*, abutting on the Foot-Path, or Church-Way there, leading from *Hawthorn* to *Warfield* Church on the North, and on the Land then of *Richard Bowyer*, on the South; a Plan of which Land is also annexed to the said Lease; together with all Woods and Underwoods, growing or being in or upon the said Wood-Ground and Lands, or any Part thereof, with the Profits and Advan-  
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tages thereof; and all Ways, Waters, Water-courses, Commons, Common of Pasture, Profits, Advantages and Appurtenances, to the said Premises belonging, or in any wise appertaining; (except of the four last Years Growth of the said Coppices and Under-wood thereof; and except, and always reserved there-out, unto the said Mayor, Bailiffs, and Burgeses, and their Successors and Assigns, all Timber and Trees apt for and like to be Timber, with the Lops and Tops thereof, which then were, or which, during the Term thereby let, should be standing, growing, or being in or upon the said demised Premises, or any Part or Parcel thereof; together with free Liberty of Ingress, Egress and Regress to and for the said Mayor, Bailiffs, and Burgeses, and their Successors or Assigns, with their Workmen and Servants, Teams, Carts and Carriages, to enter and come upon the said Premises, or any Part thereof, to fell, cut down, make out, and carry away the said Timber, and the Wood and Bark thereof, coming at all seasonable Times in the Term thereby let) To hold the same (except as before excepted) unto the said *Thomas Hart*, his Executors, Administrators, and Assigns, from the Feast Day of *Saint Michael* the Archangel then last past, for, during and unto the full End and Term of Forty Years from thence next ensuing, and fully to be compleat and ended; at and under the clear yearly Rent of Twelve Pounds of lawful Money of *Great Britain*, payable to the said Mayor, Bailiffs, and Burgeses, and their Successors or Assigns, or Chamberlain of the Poor for the Time being, at the Place and Times, and in the Manner therein mentioned; and also, under and subject to diverse Covenants and Agreements therein contained.

And whereas the said *Thomas Hart*, in and by his last Will and Testament, duly made and published, in Writing, bearing Date the Twentieth Day of *July*, which was in the Year of our Lord One Thousand Seven Hundred and Fifty-three, left all his real and personal Estates in *England*, to his dear Wife *Jane Hart*, and her Heirs for ever; providing at the same Time, that she paid all his Debts in all Parts of the World, and should also pay his Funeral Expences, and all Legacies therein mentioned, excepting an Annuity of One Hundred Pounds therein after mentioned; and thereby constituted his Son *John Hart*, (now the said *John Hart Cotton*) his Residuary Legatee of all his real and personal Estates, which he had not given away in his said last Will; and appointed his



said Wife sole Executrix of his said last Will and Testament.

**And whereas** the said *Thomas Hart*, in and by a Codicil to his said Will, bearing Date the Thirteenth Day of *March*, which was in the Year of our Lord One Thousand Seven Hundred and Fifty-five, which he directed to be taken as Part of his said Will, and to be annexed and added thereto; reciting (amongst other Things) that since the making and publishing his last Will and Testament, he was become seized of, and intitled unto (amongst other Lands and Hereditaments) several Lands, Tenements, and Hereditaments, in the Parish of *Binfield*, in the County of *Berks* aforesaid, which he purchased of *William Pitt*, Esq. gave and devised all his said Messuages, Lands, Tenements, and Hereditaments, and all other his real Estates in *Great Britain*, which he had Power to dispose of, unto his said dear Wife, her Heirs and Assigns, to hold the same unto, and to the Use of his said Wife, her Heirs and Assigns for ever; and the said *Jane Hart*, proved the said Will and Codicil in common Form in the Prerogative Court of the Archbishop of *Canterbury*.

**And whereas**, by Virtue of a certain Indenture of Three Parts, bearing Date the Sixteenth Day of *October*, which was in the Year of our Lord One Thousand Seven Hundred and Sixty-Four, and made or mentioned to be made between the said *Jane Hart*, by the Description of *Jane Hart*, late of *Warfield*, in the County of *Berks*, but then of *Wimpole-Street*, in the County of *Middlesex*, Widow of *Thomas Hart*, then late of *Warfield* aforesaid, Esq. deceased; and also one of the Four Daughters, Coheirs and Devisees of Sir *John Cotton*, then late of *Stratton-Hall*, in the County of *Bedford*, Bart. deceased, by Dame *Jane Cotton*, his then Widow, of the First Part; the said *John Hart Cotton*, by the Description of *John Hart Cotton*, of the Parish of *St. James, Westminster*, in the said County of *Middlesex*, Esq. the only Son and Heir at Law of the said *Jane Hart*, by the said *Thomas Hart*, deceased, and also a Devisee appointed and named in and by the last Will and Testament of *Robert Pulleyn*, then late of *St. Neott's*, in the County of *Huntingdon*, Esq. deceased, of the Second Part; and Sir *Robert Burdet*, of *Foremark*, in the County of *Derby*, Bart. and *Charles Jennens*, of *Copshall*, in the County of *Leicester*, Esq. of the Third Part; and by a certain Deed Poll, under the Hands and Seals of the said *Jane Hart*, Sir *Robert*  
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*Burdet, Charles Jennens, and John Hart Cotton*, bearing Date the Second Day of *November*, in the Year of our Lord One Thousand Seven Hundred and Sixty-Seven, and indorsed on the same Indenture; the said *John Hart Cotton* is become well intitled to the said several Premises, comprized in the said recited Indenture of Lease, and mentioned and intended to be thereby demised as aforesaid, for the Residue yet to come and unexpired of the said Term of Forty Years; and the same are now legally vested in him for the Residue of the said Term, subject to the Rent, Reservations, Covenants and Agreements, in and by the same Indenture of Lease, reserved and contained, on the Lessees or Tenants Part to be paid, performed and kept.

And whereas, by Virtue of certain Indentures of Lease and Release, bearing Date respectively the Eleventh and Twelfth Days of *January*, which was in the Year of our Lord One Thousand Seven Hundred and Fifty-Three, the Release being of Five Parts, and made, or mentioned to be made, between *Emanuel Dilke*, of the Parish of *Laleham*, in the said County of *Middlesex*, Gentleman, and *Mary* his Wife, of the First Part; *John Norton*, of the Parish of *New Windsor*, in the said County of *Berks*, Gentleman, of the Second Part; *Thomas Baker*, of the Parish of *Winkfield*, in the said County of *Berks*, Gentleman, and *Mary* his Wife, of the Third Part; the said *Thomas Hart*, by the Description of *Thomas Hart*, of *Warfield*, in the County of *Berks*, aforesaid, Esq. only Son and Heir, and also Executor of the last Will and Testament of the said *John Hart*, his then late Father deceased, of the Fourth Part; and *William Mackworth Praed*, of *Lincoln's-Inn*, in the County of *Middlesex*, aforesaid, Gentleman, of the Fifth Part; and also, by Virtue of certain other Indentures of Lease and Release, bearing Date respectively the Eleventh and Twelfth Days of *December*, which was in the Year of our Lord One Thousand Seven Hundred and Fifty-Three, the Release being of Three Parts, and made, or mentioned to be made, between *William Pitt*, of *Binfield*, aforesaid, Esq. of the First Part; the said *Thomas Hart*, of the Second Part; and the said *William Mackworth Praed*, of the Third Part; the said *William Mackworth Praed* is seized in his Demesne as of Fee, in Trust nevertheless for the said *John Hart Cotton*, his Heirs and Assigns, of and in a capital Messuage, or Mansion House, situate, standing and being in the said Parish of *Warfield*, in the County of *Berks*, aforesaid, with the Appurtenances; and also



also of and in several Closes and Pieces or parcels of Land or Ground, situate, lying and being respectively in the said Parish of *Warfield*, and in the Parish of *Binfield*, in the said County of *Berks*, or One of them, and herein after particularly mentioned; that is to say, all that Meadow, or Pasture Ground, called *Bull's-Close*, otherwise the *Well's-Close*, now planted into an Orchard, containing by Estimation Three Acres, more or less; and also all those Two Meads adjoining to the last mentioned Close, called *Dunch-Meads*, and bordering upon *Dunch-Lane*; containing by Estimation Five Acres, be the same more or less; and also all that other Meadow, called the *Lower-Mead*, containing by Estimation Four Acres, be the same more or less; and also all that Pightle adjoining to the said last mentioned Mead, containing by Estimation Two Acres, be the same more or less; and also all that Coppice, or Parcel of Wood Ground, called or known by the Name of *Butter-Steake's Coppice*, otherwise *Hogwell's Coppice*, containing by Estimation Three Acres and an Half, more or less; and also all those Two Closes of Arable or Pasture Land, called *Hog-Wells*, containing together by Estimation Nine Acres, more or less; abutting on the Lands formerly of *Robert Lee*, Esq. towards the East and South Parts, and the Land late of Mrs. *Hannington*, and now of *William Pitt*, Esq. on the West Part, in the Parish of *Binfield* aforesaid; and also all those several Closes of Arable or Pasture Land, called or known by the several Names of *Hog-Hills*, *Mill-Croft* and the *Hog*, as the same lie contiguous and adjoin together, abutting at One End on the Lands, late of and belonging to the said *Robert Lee*, Esq. on the West Part; on a Common or Lane called *Hazell Lane*, on the North Part; and on a little Lane leading up from out of the said *Hazell-Lane* into the Parish of *Warfield* aforesaid, towards the North-East Part; and on other Lands, late of the aforesaid *Thomas Hart*, but now of him the said *John Hart Cotton*, formerly belonging to *Thomas Baker*, on the East and South Parts; having Two little Drove-Ways, leading up through and between the same Lands, from out of the said *Hazell-Lane*, to the said other Lands, late of the said *Thomas Hart*, but now of him the said *John Hart Cotton*; and containing by Estimation (according as the same have been lately carefully measured to the utmost Extent of the said Land) Thirteen Acres, Two Roods and Fifteen Poles, and lying and being in the Parish of *Binfield* aforesaid,

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in the said County of *Berks*; all which said capital Messuage or Mansion House, Lands and Premises, are now in the Occupation of the said *John Hart Cotton*, and are of the yearly Value, at the least, of Eighty Pounds of lawful Money of *Great Britain*; and the said *John Hart Cotton* is also possessed of, or intitled to, the said last mentioned Premises, for the Residue yet to come and unexpired, of Two several subsisting Terms of Ninety-Nine Years, and Ninety-Six Years and an Half, therein respectively.

And whereas the said Lands and Premises comprized in the said recited Indenture of Lease, of the First Day of *December*, One Thousand Seven Hundred and Forty-One, and mentioned and intended to be thereby demised, as aforesaid, or the greatest Part thereof, adjoin or lie contiguous to the Garden belonging to the Mansion-House of the said *John Hart Cotton*, and form Part of the Walks of the said Garden; and the said *John Hart Cotton* being on that Account very desirous of purchasing the same, hath proposed to and agreed with the said Mayor, Bailiffs and Burgeses of the Borough of *New Windsor* aforesaid, as the Consideration for the complete Purchase of the absolute Estate of Inheritance in Fee Simple, in Possession of and in the same Lands and Premises, together with the Timber and all other Trees now standing, growing or being thereon, (which Timber and other Trees have lately been fairly valued and appraised at the Sum of One Hundred and Forty-Three Pounds, by *Henry Emblin*, on Behalf of the said Mayor, Bailiffs and Burgeses; and by *Charles Ross*, on Behalf of the said *John Hart Cotton*; Persons well skilled in the Valuation of Timber, and appointed for that Purpose) and all other the Appurtenances thereof; and to charge and subject as well such Parts of the same Premises as are herein after mentioned; that is to say, all that Close or Parcel of Arable Land, containing by Estimation Ten Acres, be the same more or less; and all that Close or Parcel of Meadow Ground, lying within or at the lower End of the same Close of Arable Land, and containing by Estimation Two Acres, more or less; and all that Coppice or Parcel of Coppice Ground lying and adjoining next to the same Closes, and containing by Estimation Two Acres; which same Premises are lying and being, and do contain together by Estimation Fourteen Acres, be the same more or less; and are called or known by the



the Name of *Butter-Stakes*, in *Warfield*, aforesaid; as also all the aforesaid capital Messuage or Mansion House, and Lands, the Estate and Inheritance of him the said *John Hart Cotton*, with the Payment of One clear annual Rent or Yearly Sum of Twenty-Seven Pounds, by equal Half-yearly Payments, in every Year, to the said Mayor, Bailiffs and Burgessees of the Borough of *New Windsor* aforesaid, and their Successors for ever, for the Use and Support of the said Alms-Houses.

And whereas the said Mayor, Bailiffs and Burgessees of the Borough of *New Windsor* aforesaid, being fully satisfied that the said annual Rent or Yearly Sum of Twenty-Seven Pounds, proposed to be charged and secured by the said *John Hart Cotton* as aforesaid, is of much greater Value than the said Lands, Timber and other Premises, which the said *John Hart Cotton* is desirous of purchasing as aforesaid, are therefore willing and have agreed to accept the said Proposal; but although the said Agreement will be greatly for the Benefit of the said Charity, yet the same cannot take Effect and be carried into Execution, nor a good Title be made to the same Lands and Premises, without the Aid and Authority of Parliament.

May it therefore please Your Majesty, at the humble Petition of the said *John Hart Cotton*, and *William Mackworth Praed*, and of the said Mayor, Bailiffs and Burgessees of the Borough of *New Windsor*; and also of *George Bryer* and *John Spencer*, Church-Wardens of the Parish of *New Windsor*, and of *Benjamin Burt*, Chamberlain of the Poor of the Corporation of *New Windsor* aforesaid; **That it may be Enacted, and be it Enacted**, by the KING's most Excellent MAJESTY, by and with the Advice and Consent of the Lords Spiritual and Temporal, in this present Parliament assembled, and by the Authority of the same, **That** the said Fourteen Acres of Pasture and Wood Ground, called *Butter-Stakes*; the said Three Acres and an Half of Arable Land, in *Church-Field*, aforesaid; the said Two Acres of Wood Ground, called *Scotts-Grove*; the said One Acre of Arable Land in the said Field, called *Pidwell*; and the said Parcel of Meadow Ground, lying at *Stakes* aforesaid, containing by Estimation about Half an Acre, and the absolute Inheritance in Fee Simple of and in the same several Premises; and also all Timber  
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Trees, and other Trees, Coppice-Wood and Underwood, on the same Premises or any Part or Parts thereof, now standing, growing or being; together, with all Ways, Waters, Water-courses, Commons, Easements, Profits, Commodities, Emoluments, Hereditaments and Appurtenances whatsoever to the same several Premises belonging, or in any wise appertaining, or therewith usually held, occupied, or enjoyed, or accepted, reputed, deemed, taken or known as Part, Parcel or Member thereof, or of any Part thereof; shall, from and after the *Twenty-fifth* Day of *March*, One Thousand, Seven Hundred and Sixty-eight, be vested in and settled upon the said *John Hart-Cotton*, his Heirs and Assigns, to and for his and their own proper Use and Benefit; freed, acquitted, exempted, and absolutely exonerated and discharged of, from and against all and singular Uses, Estates, Trusts, Powers and Limitations, at any Time or Times heretofore limited, created, made, expressed, provided or declared, or now existing, touching or concerning the same Premises, and every or any Parts or Part or Parcel thereof in any wise howsoever; and also of and from the said Rent of Twelve Pounds, and all other the Reservations reserved and made payable in and by the said in-part recited Indenture of Lease of the First Day of *December*, One Thousand Seven Hundred and Forty-one; and also of and from the several Covenants and Agreements therein contained on the Lessee's or Tenant's Part to be performed and kept, and of and from all Proviso's, Conditions and Restrictions therein mentioned and contained; nevertheless as to the said Fourteen Acres of Pasture and Wood-Ground, called *Butter-Stakes*, subject to, and charged and chargeable with the clear Annual Rent or Yearly Sum of Twenty-seven Pounds herein after limited.

**And be it further enacted by the Authority aforesaid,** That one Annual Rent or Yearly Sum of Twenty-seven Pounds of lawful Money of *Great Britain*, free and clear of and from all Taxes, Charges, and Deductions whatsoever, Parliamentary or otherwise howsoever, from and after the said *Twenty-fifth* Day of *March*, One Thousand Seven Hundred and Sixty-eight, shall be issuing out of, and charged upon, all that the said Fourteen Acres of Pasture and Wood-Ground called *Butter-Stakes*, vested in the said *John Hart-Cotton*



*Cotton* by this Act as aforesaid; and also out of and upon all that the said capital Messuage, or Mansion House, situate, standing, and being in the said Parish of *Warfield*, in the said County of *Berks*, and the Appurtenances; and also out of and upon all that the said Meadow, or Pasture Ground, called *Bulls-Close*, otherwise the *Wells-Close*, planted into an Orchard; and also out of and upon all those the said Two Meads adjoining to the said last mentioned Close, called *Dunch-Meads*; and also out of and upon all that the said other Mead, called the *Lower Mead*; and also out of, and upon all that the said Pightle adjoining to the said last mentioned Mead; and also out of and upon all that the said Coppice, or Parcel of Wood Ground, called or known by the Name of *Butter-Stakes* Coppice, otherwise *Hog-Wells* Coppice; and also out of, and upon all those the said two Closes of Arable or Pasture Land called *Hog-Wells*; and also out of and upon the said several Closes, called or known by the several Names of *Hog-Hills*, *Mill-Croft*, and the *Hog*; and shall be vested in and settled upon, and the same Rent-charge, is hereby vested in and settled upon the said Mayor, Bailiffs and Burgesses of the Borough of *New Windsor* aforesaid, and their Successors for ever; and shall be payable, and be paid, by even and equal Half-yearly Payments or Portions in every Year, at, or upon the *Twenty-ninth* Day of *September*, and the *Twenty-fifth* Day of *March* in every Year; the First of the said Payments to begin and be made on the *Twenty-ninth* Day of *September* in the Year of our Lord One Thousand Seven Hundred and Sixty-eight; for the Uses, Trusts, Intents and Purposes herein after specified concerning the same,

**And be it further Enacted by the Authority aforesaid,** That in case the said yearly Rent-Charge or Sum of Twenty-Seven Pounds, or any Part thereof, shall at any Time happen to be behind, or unpaid, by the Space of Twenty Days next over or after either of the said Days of Payment, whereon the same is hereby appointed to be paid, as aforesaid; that then, and so often, and from Time to Time, as it shall so happen (although there shall not have been any legal Demand thereof) it shall and may be lawful to and for the said Mayor, Bailiffs and Burgesses of the Borough of *New Windsor*, their Successors and Assigns, or their Attorney or Attornies, by them lawfully



lawfully authorized for that Purpose, or any of them, into and upon the said Premises hereby charged with the Payment of the said yearly Rent, or sum of Twenty-seven Pounds, or any Part thereof, to enter and distrain, and the Distress and Distresses, then and there found, to take, lead, drive, carry away and impound, and in Pound to detain and keep, or otherwise to sell and dispose of the same according to due Course of Law, until the said yearly Rent, or Sum of Twenty-seven Pounds, and every Part thereof, so at any Time in Arrear and unpaid, and all Costs, Charges and Expences attending such Entry and Distress, and all Damages to be sustained, by Reason of the Non-payment of the said Rent, shall be fully paid and satisfied.

**And be it further Enacted by the Authority aforesaid,** That in Case the said Yearly Rent, or Sum of Twenty-seven Pounds, or any Part thereof, shall happen to be behind or unpaid by the Space of Forty Days next over or after either of the said Days of Payment, whereon the same is herein before appointed to be paid as aforesaid; then and so often, and from Time to Time, as it shall so happen, and although there shall not have been any legal Demand thereof, it shall and may be lawful, to and for the said Mayor, Bailiffs and Burgeses of the Borough of *New Windsor* aforesaid, and their Successors or Assigns, or their Attorney or Attornies, by them lawfully authorized for that Purpose, or any of them, into and upon all and singular the said Premises, so charged and chargeable therewith, as aforesaid, or into and upon any of them, or any Part thereof, in the Name of the whole to enter, and the same to have, hold and enjoy, and to receive and take the Rents, Issues and Profits thereof, and of every Part thereof, to and for their own Use, until thereby, or therewith, or otherwise, all Arrears of the said Yearly Rent, or Sum of Twenty-seven Pounds, then grown due, and all Payments thereof, that during such Possession shall grow due, and all Costs and Charges attending such Entry upon, and Perception of the Rents and Profits of the said Premises, and all Damages that shall then have been had or sustained by Reason of the Non Payment thereof, shall be fully satisfied and paid.

**And**



And it is hereby further Enacted and Declared, That the said annual Rent-charge of Twenty-seven Pounds is hereby secured to be paid to the said Mayor, Bailiffs and Burgeses of the Borough of *New Windsor* aforesaid, their Successors and Assigns, for the Use and Support of the said Four Alms-Houses, herein before mentioned.

Saving always, to the KING's most Excellent MAJESTY, his Heirs and Successors, and to all and every other Person and Persons, Bodies Politick and Corporate, their respective Successors, Heirs, Executors and Administrators, (other than and except the said Mayor, Bailiffs and Burgeses of the Borough of *New Windsor* aforesaid and their Successors; and the said *John Hart-Cotton*, his Heirs, Executors and Administrators; and also other than and except the Church-Wardens of the Parish of *New Windsor* aforesaid, and the Chamberlain of the Poor of the same Borough for the Time being) all such Estates, Rights, Titles, Interest, Claims and Demands, as they or any of them had before the passing of this Act, or could, or might have had, claimed or enjoyed, in case this Act had not been made.



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For vesting certain Lands and Hereditaments in the Parish of *Warfield*, in the County of *Berks*, with the Appurtenances, in *John Hart Cotton*, of *Warfield*, aforesaid, Esq. and for settling and assuring, in Lieu thereof, a Rent-charge of greater Value, to be issuing out of Part of the said Lands and Hereditaments; and also, out of a Capital Messuage and Lands in the said Parish of *Warfield*, and in the Parish of *Binfield*, in the same County, or one of them, belonging to the said *John Hart Cotton*, for the Purposes in the Act mentioned.





